

Task Force Identifies Key Activities in Planning Process

The Tysons Land Use Task Force has begun working with the County's new planning consultant to finalize the process which will be used to develop a model for the future of Tysons Corner. The planning consultant is following the Task Force's eight guiding planning principles finalized this fall after extensive public input. The planning consultant has reviewed results of public input to date and will be talking with a variety of stakeholders during December and January to ensure a complete understanding of the issues and concerns that need to be considered in planning for the future of Tysons.

Planning Activities and Public Input

The Task Force will finalize the details of the coming year-long planning process and will provide a detailed description of this process to the public in early January. Opportunities for public input will be provided throughout the process of developing a model for the future of Tysons Corner. The Task Force will oversee the planning process and all associated public activities.

The main planning and public outreach activities to be conducted in 2007 and approximate dates may include:

- Information sessions with interested groups on the planning process and opportunities for public involvement (January)
- Development of a base-case model, along with three alternative models based on the Task Force's guiding planning principles (January - March)
- Public workshops to explore public ideas, suggestions, and concepts for reshaping the alternative models (March)
- Refinement of the alternative models based on input from the public workshops (April)
- Evaluation of the refined alternative models to understand feasibility and ramifications (April - June)
- Presentation of the refined alternatives to the public for comment (June)
- Development of a preferred model using public comment and findings of the evaluation (July - August)
- Public comment on the preferred model (September)
- Refinement of the preferred model based on public comment (September - November)
- Final model presented to the Task Force (December)

The Task Force will use the final model and the results of the planning process to develop detailed recommendations for revising the Tysons Corner Comprehensive Plan. The Task Force recommendations will be presented first to the Fairfax County Planning Commission for their consideration before ultimate submittal to the Board of Supervisors.



Background

In March 2005, the Fairfax County Board of Supervisors created the Tysons Land Use Task Force to consider the impacts of four planned Metrorail stations. The mission of the Task Force is to gather community input and recommend updates to the Tysons Comprehensive Plan. The Task Force is a 35-member group representing residents, businesses, major employers, and community and civic organizations. The Task Force and the county are working together with the community to create a collective vision for a positive and exciting future for Tysons Corner.

Building on Community Values

The Task Force's first task was to study the 1994 Fairfax County Comprehensive Plan and issues related to planning for growth and transit-oriented design. The Task Force then sought extensive public input to identify key values and concerns for the future of Tysons Corner. In January and February 2006, the Task Force talked with 424 people – via 20 dialogues and on-line comments -- who identified a wide variety of important community values, issues and concerns regarding Tysons' future. These values included creating an increased sense of place in Tysons Corner, improving traffic conditions, protecting surrounding communities, increasing residential options, and managing growth, among others. The full report of this initial community outreach can be found at www.fairfaxcounty.gov/dpz/tysonscorner/

Identifying Strong Planning Principles

After considering all of the values and issues raised by the community, the Task Force identified a set of draft guiding planning principles to provide clear and fundamental direction for planning a future model of Tysons. The Task Force obtained significant public comments on the draft principles before finalizing them in October 2006. Themes of the final guiding planning principles include:

- Move Tysons Corner forward within its existing boundaries
- Retain compatible transitions at the edges to adjacent neighborhoods
- Transform Tysons Corner from a suburban office park and activity center into a 24/7 urban center
- Reduce the time, cost, and inconvenience of accessing and moving within Tysons Corner by promoting pedestrian walkways, trails, shuttles, bike routes, a grid of streets, transit connections and standard principles of trip reduction
- Reduce the suburban focus on isolated buildings, surface parking and moving vehicles through Tysons Corner
- Attract mixed-use, transit-oriented development, and private investment to Metrorail station areas, including increased housing
- Engage people, communities, institutions, and the private sector with government to include distinctive architecture and facilities that mark environmentally sound, safe, and inclusive urban communities
- Respect the unique natural features and topography and expand accessible open space.

The complete Guiding Planning Principles can be found on the web at www.fairfaxcounty.gov/dpz/tysonscorner/

Continuing the Dialogue

The Task Force is committed to open communication and ongoing public input to its work and process. The County web site (www.fairfaxcounty.gov/dpz/tysonscorner/) contains all available information and materials pertaining to the Task Force. The Task Force also maintains an email listserv for interested citizens and a telephone information line. All Task Force meetings are open to the public and the schedule is posted on the web site. Interested stakeholders are invited to sign up for email or regular mail updates on the web site or at the contact points identified below.

Comments, input, and questions can be provided by phone at 703-324-1344, email at tysonscornerspecialstudy@fairfaxcounty.gov, or mail to:

Tysons Corner Special Study
Dept. of Planning & Zoning
12055 Government Center Pkwy., Suite 730
Fairfax, Virginia 22035-5505



Reasonable accommodations will be made upon request. Please call 703-324-1334, TTY 711, for more information.